

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 15708 of the National Broadcasting Corporation, pursuant to 11 DCMR 3108.1, for a special exception under Section 211 to modify a condition of the Board's previous Order No. 13554 to continue to operate a commercial broadcasting tower in an R-1-B District at premises 4001 Nebraska Avenue, N.W. (Square 1722, Lot 1).

HEARING DATES: September 23 and December 16, 1992
DECISION DATES: January 6 and February 3, 1993

ORDER

SUMMARY OF EVIDENCE:

1. The application was originally scheduled for the public hearing of September 23, 1992. The Board was unable to hear the application on that date because other applications scheduled for hearing before the Board on that date took more time than was originally anticipated. The case was postponed until the public hearing of December 16, 1992.

2. The property is located on the east side of Nebraska Avenue between Massachusetts Avenue to the south and Upton Street to the north and is known as premises 4001 Nebraska Avenue, N.W. It is zoned R-1-B.

3. The site consists of 315,810 square feet or 7.25 acres in land area. It has 60 feet of street frontage on Nebraska Avenue. The site is shaped somewhat like a baseball diamond. Vehicular access for the site is from a 310-foot long driveway from Nebraska Avenue. There is a 222-car parking lot on the site. An additional 144 spaces are provided on the adjacent site of the National Presbyterian Church. The site is developed with a two-story brick structure and a radio tower. A ground floor plus two-story addition is currently being constructed on the site. The existing structure totals approximately 124,000 square feet of floor area.

4. To the south of the subject site is the U.S. Naval Security Station with its communication facilities, including a large antenna and other miscellaneous structures close to Glover-Archbold Park. To the north of the site is the National Presbyterian Church headquarters and school facilities. All of the property is located in an R-1-B District. To the east of the site is Glover-Archbold Park followed by property in the C-3-A District and the McLean Gardens residential development in the R-5-A District fronting on Wisconsin Avenue.

5. The Board first granted the National Broadcasting Company a use variance to establish an office building and special exceptions to establish an office building and parking in Appeal No. 4159, public hearing June 1, 1955. In Appeal No. 5494, the Board granted a use variance to permit continuation and enlargement of accessory parking facilities after a change in the Zoning Regulations.

6. In BZA Appeal No. 8234, dated June 16, 1965, the Board granted a use variance to permit an addition to the office building established under Appeal No. 4159. The existing building then contained 91,370 square feet and the addition provided an additional 16,280 square feet.

7. In Appeal No. 10120, dated November 16, 1979, the Board granted the applicant a use variance to permit a second floor addition to the addition permitted under Appeal No. 8234. That addition would have contained a floor area of approximately 8,140 square feet. Economic conditions existing at the time that Appeal No. 10120 was approved then made it unwise to proceed with construction. Consequently, that approval expired without the addition having been constructed.

8. In Appeal No. 12011, dated October 22, 1975, the applicant was granted a reinstatement of Order No. 10120 and additional permission to locate a temporary office structure upon the subject property for two years during the period of construction of the proposed second floor addition. The original intent of the applicant was to utilize the temporary building for employees who were waiting to occupy the second-floor addition of the broadcast studio, which was then under construction. However, there has been an increase of staff over the past few years, and the main building is still fully occupied with no space to accommodate the occupants from the temporary building. Therefore, the applicant requested a two-year extension of the temporary building while NBC searched for a means to relieve its space concerns. This relief was granted by the Board in BZA Order No. 12539, dated March 7, 1978.

9. In Application No. 13222, dated July 28, 1980, the Board granted the applicant a use variance to permit a ground floor plus two-story addition to the existing structure. One of the conditions of that order was that before the Board would approve any additional applications, the applicant must first prepare a master plan for the site and present it to the Board.

10. In Application No. 13554, dated November 25, 1981, the Board approved a master plan for the site and additions to the studio and office building, subject to the following **CONDITIONS**:

- a. The addition shall be phased and constructed in accordance with the master plan marked as Exhibit No. 10 of the record.
- b. The applicant shall secure the approval of the Director of the National Capital Region of the National Park Service for the proposed storm water drainage into Glover-Archbold Park.

11. By letter dated February 25, 1992, the Zoning Administrator notified the applicant of his opinion that, based on review of the Master Plan approved by BZA Order No. 13554, the old tower (1955 Tower) was to have been replaced by the new tower (1988 tower) and should, therefore, be removed. The Zoning Administrator advised the applicant of its right to seek special exception approval from the Board to allow the 1955 tower to remain.

12. The applicant is seeking special exception approval necessary to continue the use of the existing antenna tower erected pursuant to approval in Appeal No. 4159 in 1955. In 1988, pursuant to permit, NBC built the second antenna tower adjacent to the 1955 tower. The 1988 tower was built to a height of 659 feet but was not placed upon a garage or parking deck as contemplated in the Master Plan approved in BZA Application No. 13554. After the 1988 tower was built, the 1955 tower was continued as part of the NBC antenna space requirements.

13. The two antenna towers on the subject site are set back a distance of approximately of 600 feet from Nebraska Avenue. The 1955 tower has an approximate height of 459 feet. The 1988 tower is approximately 659 feet high. Both antenna towers are set back approximately 200 feet from Glover-Archbold Park.

14. The 1955 tower approved by the Board has a triangular base with 30-foot spread footings. The Master Plan contemplated an antenna tower, also triangular, having 90-foot spans between its footings. The Master Plan anticipated that the new 659-foot tower structure would be installed as part of a further phase of construction on top of a parking garage or deck to improve broadcast range and capacity and "replace" the then existing tower.

15. The Board, in BZA Case No. 13554, approved the larger tower structure and noted that it would "replace" the existing tower. The Master Plan submitted to the Board of Zoning Adjustment also sought approval of additions to the studio and office building. The Master Plan anticipated third, fourth and fifth floor additions in three phases and a large parking garage.

16. The 1988 tower was constructed in the general location approved by the Master Plan. The garage or parking deck upon which the 1988 tower was to have been constructed under the approved

Master Plan was never erected since the need for additional parking was satisfied by arrangements made with the National Presbyterian Church and the adjoining parking lot. The 1988 tower was built on an equilateral triangular base, having footing separation of 60 feet instead of the approved 90 feet. The 1955 tower and the 1988 tower combined have a bulk of approximately 50 percent of the bulk approved for the larger antenna set forth in the Master Plan.

17. The architect testified that the continuance of the 1955 tower along with the new tower complies with the intent of the Board in approving the Master Plan because the volume or bulk was well within the approved envelope. Moreover, the architect testified that there would be less impact on the surrounding neighborhood than if the Master Plan antenna were constructed with stronger and heavier steel framing and with greater load bearing capacity for larger and more antenna and that the Zoning Administrator, in approving the permit for the second tower, agreed. No complaints were received from anyone concerning the two towers until a member of an adjoining ANC complained about the tower in 1992 in connection with an antenna proposed for the tower. Such complaint resulted in the Zoning Administrator's requiring NBC to file this special exception application to permit the continuation of the 1955 tower.

18. The only issue before the Board is whether the 1955 antenna tower meets the requirements of Section 211 and the special exception authority under the Zoning Regulations. While Section 211 is a relatively new provision in the Zoning Regulations, the essential test is the same as applied by the Board in 1955. The applicant is not seeking approval nor do the Zoning Regulations require licenses from the Board of Zoning Adjustment for antennae to be located on the tower.

19. The applicant's representative testified that the 1955 antenna is critically needed for the operational, economic and structural viability of the broadcast facility serving the area, nation and world. Because of changing and advancing technology, the space needs for antenna presently existing and those which are needed for known future antennae, require the retention of the 1955 tower. Additionally, as recognized in the Master Plan, and by the Board in previous orders, the facilities at Nebraska Avenue must have the flexibility of meeting unanticipated changes in technology which may require more antenna space in the future.

20. The applicant's representative testified regarding the overall need for the 1955 antenna tower and the history of the construction of the 1988 antenna tower. The applicant's representative testified that he was unfamiliar with the language in the Master Plan or BZA Order relating to the "replacement" of the antenna tower. The applicant's representative testified that

as with other towers in this area of the city with a higher elevation, space is a much sought after commodity for antenna and antenna towers routinely utilized by many different users to service the area, the nation and world with news programs and indicated that there had not been any complaints filed about the 1955 tower.

21. The applicant's representative testified that the space on the subject tower is occupied by antenna which are critical to the operation of the TV station. These antenna include receiver microwave links from the Clock Tower at 12th and Pennsylvania Avenue which enable NBC-WRC to receive pictures and sound from the Mall area and the District Building. These links also allow the station to receive important news breaks and items from the White House. Additionally, there are two microwave links from the State Department, including the Channon Building and a microwave link from Capitol Hill. Of particular importance are four antenna housed on the small tower serving the District of Columbia police department. There are other antennae utilized by various service providers, including private two-way uses for security and other endeavors. Interruption of service would adversely affect the NBC/WRC facility.

22. The applicant rents space, as is routinely done by other tower owners, to other broadcast and receiver users. The income generated assists the station in providing services to the community, defraying costs of high definition TV conversion and helps offset adverse business conditions. Programs such as WRC's "Beautiful Babies" is an example of the public service activities made possible through revenues generated from space rental on the towers. The applicant has an extensive outreach program to the community in terms of its activities, far beyond what is required by the Federal Communications Commission.

23. The applicant presented testimony indicating that several technological developments have occurred since the erection of the 1988 tower. The Federal Communications Commission (FCC) has required that every television station convert the existing NTSC Broadcast Standard to a new high definition system. The FCC will issue a license for an additional television channel in 1993 to every existing television station. Every station must build a new transmitting facility for high definition television. While the antenna requirements are not specifically known at this time, it is expected that the antenna will be a heavy one requiring substantial support. The loss of the small tower would create a difficulty for WRC-TV because of the existing limited amount of tower space on the two existing towers. The amount of tower space in Washington that accommodates television and other antennae is extremely limited.

WRC-TV's small tower can be used for other emerging innovative technologies. Personal communications services, data collection and the National Plan for Public Safety are examples of services which the Federal Communications System is currently studying.

24. The applicant's architect, who has had a continuous professional relationship with NBC since January of 1970 and participated in obtaining approval of the 1988 tower, testified in support of the application. He assisted in the preparation of the Master Plan and participated in BZA Application Nos. 13222 and 13554. The architect described the specific location of the two towers and noted that the towers are approximately 30 feet apart at the closest point. The towers are set back from lot lines to conform to the Zoning Regulations and, in fact, are approximately 600 feet back from Nebraska Avenue and approximately 200 feet from Glover-Archbold Park.

25. The applicant's architect testified that the purpose of the 1981 Master Plan was to deal with future needs and probable physical development for the NBC facility. The Master Plan set forth the basic design and scope of three phases of contiguous physical expansion. The architect testified that the original tower covered an area of 390 square feet and had a volume of 59,670 cubic feet. The 1988 tower covered an area of 1,560 square feet with a volume of 342,680 cubic feet. The Master Plan, on the other hand, provided for a tower that would be 3,510 square feet in coverage and would have a volume of 771,030 cubic feet. Thus, the Master Plan envelope for the tower was almost twice as large as the combined area and volume of the two existing antenna towers.

26. The applicant's architect testified that he was personally involved in the process of seeking the permit for the 1988 tower and indicated that he felt that he had acted in good faith and that both towers were within the envelope approved by the Master Plan. It was his judgment that the two towers together had substantially less impact on the surrounding area than the Master Plan antenna. The Master Plan Tower would have had larger structural members, 18 inches to 24 inches in width and would have been closer to the park than the other two antennae. The architect testified that the two existing antenna towers are interim uses until such time as technology requires construction of the larger tower and additional facilities approved in the Master Plan.

27. The applicant's architect described the site plan for the property, including the landscaping, location of existing facilities, location of footings for the two existing towers, as well as the proposed location of the Master Plan tower. The architect presented exhibits showing the elevations of the existing towers showing the difference in height between the subject antenna

and the 1988 antenna. Also contrasted with the two existing antenna towers, the architect submitted elevations to schematically show what the Master Plan tower could be.

28. The applicant's representative testified that if the Master Plan tower were built, the applicant would wish to make the tower as strong and sturdy as possible so as to meet future antennae needs and changing technology. The result, as shown on the elevations, is that the Master Plan antenna would be more visible from surrounding areas, including Glover-Archbold Park than the existing antennae. This is particularly true since the tops of the existing antennae are very narrow whereas the Master Plan antenna would be broader at the higher portion of the antenna tower in order to support heavier loads.

29. The applicant presented a video tape of a walk through Glover-Archbold Park using a normal lens to indicate that the subject antenna tower was barely visible from most of the Park area, but the top portion is visible to some degree from the cleared area towards Massachusetts Avenue. The existing larger antenna is much more visible and a Master Plan antenna tower would be even more visible.

30. The applicant's representative, in response to issues regarding electromagnetic frequency and radio frequency, testified that while the tower structure itself is approved by this Board, antennae to be located on the tower are licensed by the Federal Communications Commission. The applicant's representative noted that the American National Standard Institutes recommended standard for impact is 1,000 microwaves per square centimeter (UM/CM²). The applicant submitted an engineering statement from Smith and Powstenko, engineering consultants for NBC, noting that the maximum ground level power intensity from the main WRC/TV facility is .0014 MW/CM² which would fall at a location 69 meters from the tower base. The applicant's representative likened the ground level power to something less than would occur with a child's walkie-talkie transmitter.

31. The applicant's representative further testified that the antennae located on the subject tower could not be relocated to the existing larger tower because of space needs, limited wind-load capacity and structural and foundation limitations and cited the advice of the engineer designers of the larger tower.

32. The Office of Planning, by report dated September 15, 1992, recommended approval of this application on the basis that the applicant met the requisite burden of proof under Section 211 of the Zoning Regulations. The Office of Planning found that the tower is necessary to adequately serve the needs of the applicant and the community and that it would not adversely impact the neighborhood. The Office of Planning report analyzed the history

of the lower antenna, other approvals by this Board and recognized that a number of technological changes have taken place in recent years that make it necessary for the applicant to continue using the small tower. These include the District of Columbia Police Department usage as well as other future needs such as the high definition television requirement of the Federal Communications Commission. The Office of Planning pointed out that the site is large and surrounded by institutional uses and noted the deep set backs for the antenna.

33. Advisory Neighborhood Commission (ANC) 3E, by letter dated November 13, 1992 and representative at the public hearing supported the granting of the requested special exception. In support of its position, ANC-3E noted the following issues:

- a. The preexisting lower antenna is adjacent to the newer and taller antenna, both of which are substantially set back from all property lot lines.
- b. The applicant and its representatives have been good neighbors making positive contributions to the community in many areas. No complaints concerning the operation of the station or the antenna towers have been received. No evidence suggests that the continuation of the tower would intensify in any way the existing operation of the station either as to the number of people or amount of traffic, pedestrian or vehicular. Importantly, the applicant's representatives represented that they are committed to continuing close liaison with the ANC.
- c. The subject grounds are carefully maintained and screened from surrounding property.
- d. The subject tower is reasonably necessary for the satisfactory and economic transmission and maintenance of the facility.
- e. The Master Plan provides for flexibility in technology. The preexisting antenna tower presently serves the District of Columbia police and other important users. It appears that the newer antenna tower could not structurally support the antenna that are used on the lower antenna. Interruption of service would have a severe and adverse impact on the facility.
- f. Comments from neighborhood residents were supportive, except for two representatives of ANC-3C.
- g. Several persons raised an issue concerning electromagnetic influence. The applicant's technical experts indicated that there were no electromagnetic effects

from the tower that would have adverse impacts on the neighborhood. Moreover, the applicant has complied with all requirements of the Federal Communications Commission regarding safety of radio frequency broadcast.

34. By letter dated August 31, 1992 and by representative at the public hearing, ANC-3C opposed the granting of the application. The issues and concerns expressed by ANC-3C are summarized, as follows:

- (a) the case should be considered as a variance rather than as a special exception;
- (b) the tower is unnecessary for NBC's operations;
- (c) the tower intensifies the commercialization of NBC's site;
- (d) the potential health hazards must be weighed against the necessity for the additional antennas;
- (e) the tower is visually obtrusive;
- (f) the tower, with its many additional antennas, will increase radio interference problems experienced by neighboring property users;
- (g) there is nothing about the site that constitutes an exceptional situation, creating a hardship, that warrants relief; and
- (h) the tower is inconsistent with the zoning regulations applicable to the area, and would adversely affect the use of neighboring property.

35. The National Park Service, by letter dated September 18, 1992, requested that the application be denied on the basis that the subject tower, currently painted orange and white, would result in adverse impact to Glover-Archbold Park and on other parks and vistas throughout the City of Washington. The principal objection of the Park Service was its understanding that the new tower under the Master Plan would "replace" the older tower. The Park Service recommended that all of the devices on the tower should be painted black to match the color on the present black tower.

36. In response to the National Park Service position, the applicant testified that technological changes have occurred since the approval of the Master Plan and that the two antenna towers have less impact and are more consistent with the intent of the Master Plan. The applicant indicated that it was prepared to repaint the lower tower when maintenance required and to utilize a

paint that would blend in better with the skyline subject to FAA and FCC approval. Additionally, applicant indicated that it was prepared to dedicate an easement desired by the National Park Service prior to the understood date at which the easement would be deeded under previous understandings with the Park Service.

37. Several other persons testified at the public hearing in opposition to the application. The concerns expressed by the opposition were generally the same to those expressed by ANC-3C and the National Park Service.

FINDINGS OF FACT:

1. The applicant is appropriately seeking special exception relief. Antenna towers are permitted in the R-1-B District by special exception. The original 1955 tower, which is the subject of this case, was approved as a special exception. The Zoning Administrator has determined that Section 211 is relevant to the subject situation and may permit this Board to approve the continuance of the 1955 antenna tower as a special exception.

2. The Board is persuaded that the retention of the tower is necessary for the applicant. As indicated in the original order of the Board in 1955 and in the Master Plan, unanticipated technological changes can require physical changes to the facilities on site to maintain operational, structural, and economic viability.

3. The commercialization of the site would not be increased by virtue of the approval of the application in that there will be no increase in office space, number of employees, vehicular and pedestrian traffic or the establishment of other commercial uses on the site.

4. With respect to the health hazard allegations, the Board finds that while the opposition filed documentation relative to the impacts of electromagnetic frequency, it is not specifically applicable in this case. The applicant has provided testimony that the power generation on the site represents a minute portion of the applicable standard. The Board notes that the regulation of such impacts falls beyond its jurisdiction and must be more properly reviewed and controlled by the appropriate Federal and District government agencies during the licensing process.

5. The visual obtrusiveness of the subject towers represents a minor skyline protrusion and its height is much less than permitted under the Board's previous Master Plan approval. The subject tower is set back from residential areas a substantial distance and is visually shielded by distance, existing vegetation and the existing larger tower.

6. The Board finds that the continued use of the antenna tower will not increase existing radio interference problems, if any.

7. The applicant is seeking special exception relief and, therefore, does not have to demonstrate that the property is affected by an exceptional condition creating a practical difficulty or undue hardship upon the owner.

8. The proposed continuation of the antenna tower is governed by special exception criteria and, subject to compliance with the specified criteria, is predeemed to be consistent with the existing R-1-B zoning.

9. The proposed location, height and other characteristics of the subject antenna tower will not adversely effect the use of neighboring property. The location of the existing tower is such that it is set back from all residential uses and by virtue of its height and relationship to the new antenna does not have any adverse impact on neighboring property. There would be no extension of commercial activities on adjacent residential property.

10. The antenna tower is in a location which minimizes to the greatest practical degree its visibility from neighboring property by virtue of its proximity to the newer tower and its main building. Set backs are provided from all property lines substantially more than is required under the Regulations. The site has been extensively landscaped and the visibility of the tower has been minimized. Based upon the video tape and photographs submitted in the record, it is the Board's finding that the shorter tower does not have an adverse impact from a visual standpoint.

11. Each part of the ground mounted antenna tower is set back a minimum of 10 feet from each lot line or a distance of at least 1/6 of the antenna height.

12. The height of the shorter tower is reasonably necessary to render satisfactory service as has been found by the Board of Zoning Adjustment in its previous orders. The tower is 200 feet lower than the new antenna tower.

13. The transmission equipment which is the subject of this application is reasonably necessary for technically satisfactory and economic transmission. The antennae located on the tower are presently functioning, and removal of the tower would adversely impact the technical and economic operation of the station.

14. The subject property is not subject to review by the Historic Preservation Review Board or the Commission of Fine Arts.

15. The height of the antenna tower has previously been approved by the Mayor under the Act of June 1, 1910 in the 1955 permit process.

16. The application has been submitted to the Office of Planning for review of report and the Office of Planning supports the application.

17. The applicant demonstrated the need for the existing antenna tower and the same was approved previously by this Board. There is no reason to review or change the previous finding that the height of the lower antenna was appropriate. Matter of right standards permit only those antenna and towers set forth in Sections 201.2 through 201.5 of the Zoning Regulations. This permits one ground mounted antenna not to exceed a height of 12 feet at its highest point. This Board has previously determined that the lower tower and its height is reasonably necessary and appropriate.

18. The antenna tower will be in harmony with the general purpose and intent of the Zoning Regulations in that it is on a site which, in the words of the 1955 order, indicates that "it would be difficult to find a suitable elevation for this facility which would result in less damage to residential properties."

CONCLUSIONS OF LAW AND OPINION:

Based on the foregoing findings of fact and the evidence of record, the Board concludes that the applicant is seeking special exception relief, the granting of which requires the applicant to demonstrate that it is in compliance with the criteria set forth in Section 211 and 3108 of the Zoning Regulations. The Board concludes that the applicant has complied with requirements as indicated in Finding of Fact Nos. 9 through 18.

The Board concludes that it has accorded the ANC in which the site is located, as well as the adjacent ANC, the "great weight" to which they are entitled.

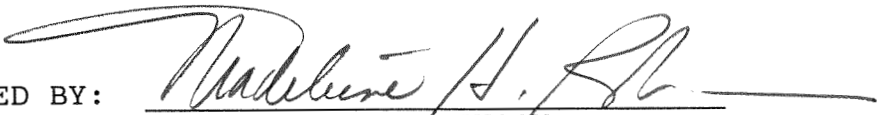
The Board further concludes that, as hereinafter conditioned, the special exception can be granted as being in harmony with the general purpose and intent of the Zoning Regulations and Map and that the granting of the requested relief will not tend to adversely affect the use of neighboring property in accordance with the regulations and map. It is therefore **ORDERED** that the application is **GRANTED, SUBJECT** to the following **CONDITIONS**:

1. Approval shall be for a period of TEN (10) YEARS from the date of this order.
2. The applicant shall grant the National Park Service a scenic easement of a portion of the site consistent with Exhibit No. 48 of the record.
3. The applicant shall repaint the lower tower a color subject to the approval of the National Park Service.
4. The applicant shall establish and maintain a Community Liaison/Advisory Council which shall meet with neighborhood representatives upon the request of Advisory Neighborhood Commissions 3E and 3C. The applicant's General Manager or his/her designee(s) shall provide any relevant information about their operations upon request, including but not limited to information regarding use of the broadcast towers, real property improvements, parking and traffic issues, or community outreach efforts. The applicant shall also provide upon request information regarding its intentions to seek any licenses or approvals required by any agencies of the Federal or District or Columbia governments regarding station operations.
5. The applicant's General Manager shall use his/her best efforts to establish an on-going dialogue with the operators of other broadcast facilities within the boundaries of Advisory Neighborhood Commissions 3E and 3C.

VOTE: 4-1 (Maybelle Taylor Bennett, Paula L. Jewell, Sheri M. Pruitt and Carrie L. Thornhill to grant; Angel F. Clarens opposed to the motion).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:


MADELIENE H. ROBINSON
Director

FINAL DATE OF ORDER:

DEC 1 1994

BZA APPLICATION NO. 15708
PAGE NO. 14

PURSUANT TO D.C. CODE SEC. 1-2531 (1987), SECTION 267 OF D.C. LAW 2-38, THE HUMAN RIGHTS ACT OF 1977, THE APPLICANT IS REQUIRED TO COMPLY FULLY WITH THE PROVISIONS OF D.C. LAW 2-38, AS AMENDED, CODIFIED AS D.C. CODE, TITLE 1, CHAPTER 25 (1987), AND THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THOSE PROVISIONS. THE FAILURE OR REFUSAL OF APPLICANT TO COMPLY WITH ANY PROVISIONS OF D.C. LAW 2-38, AS AMENDED, SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER.

UNDER 11 DCMR 3103.1, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

ord15708/SS/LJP

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



BZA APPLICATION NO. 15708

As Director of the Board of Zoning Adjustment, I hereby certify and attest to the fact that on DEC 1 1994 a copy of the order entered on that date in this matter was mailed postage prepaid to each party who appeared and participated in the public hearing concerning this matter, and who is listed below:

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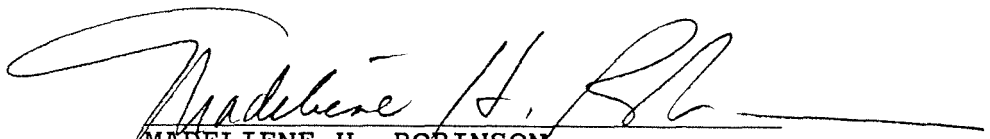
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MADELIENE H. ROBINSON
Director

DATE: DEC 1 1994